

076.0

Map

0005

Block

0011.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 856,100 /

USE VALUE: 856,100 /

ASSESSed: 856,100 /

Total Card /

Total Parcel

856,100

856,100

856,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: RADOCHIA ROBERT J & JOYCE H

Owner 2: TRS/45 COLUMBIA RD REALTY TR

Owner 3:

Street 1: 45 COLUMBIA RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: Y

Postal: 02474

Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9147.000	370,000		486,100	856,100
Total Card	0.210	370,000		486,100	856,100
Total Parcel	0.210	370,000		486,100	856,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	408.11	/Parcel:	408.1

Legal Description

User Acct

48424

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

076.0-0005-0011.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	370,000	0	9,147.	486,100	856,100	856,100	Year End Roll	12/18/2019
2019	101	FV	271,200	0	9,147.	451,400	722,600	722,600	Year End Roll	1/3/2019
2018	101	FV	291,900	0	9,147.	451,400	743,300	743,300	Year End Roll	12/20/2017
2017	101	FV	291,900	0	9,147.	395,800	687,700	687,700	Year End Roll	1/3/2017
2016	101	FV	291,900	0	9,147.	361,100	653,000	653,000	Year End	1/4/2016
2015	101	FV	280,300	0	9,147.	319,400	599,700	599,700	Year End Roll	12/11/2014
2014	101	FV	280,300	0	9,147.	302,100	582,400	582,400	Year End Roll	12/16/2013
2013	101	FV	280,300	0	9,147.	287,500	567,800	567,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RADOCHIA ROBERT	60022-507		9/18/2012	Convenience		1	No	No	
RADOCHIA ROBERT	60022-490		9/18/2012	Convenience		1	No	No	
RADOCHIA ROBERT	53008-288		6/17/2009	Family			No	No	
RADOCHIA ROBERT	53008-269		6/17/2009	Family			No	No	
RADOCHIA ROBERT	50612-241		1/18/2008	Family		1	No	No	
	11653-407		3/17/1969				No	No	N

TAX DISTRICT

PAT ACCT.

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	Meas/Inspect	BS	Barbara S
12/17/2008	Meas/Inspect	189	PATRIOT
11/3/2000	Hearing N/C	163	PATRIOT
4/8/2000	Inspected	264	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	266	PATRIOT
12/1/1981		CM	

Sign:

VERIFICATION OF VISIT NOT DATA

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PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9147		Sq. Ft.	Site		0	70.	0.76	12									486,089						486,100	

DISCLAIMER

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Database: AssessPro - FY2021

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TAX DISTRICT

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2019	101									

## 16